

## **MINUTES**

Citizen's District Council Meeting  
City of Muskegon CDBG  
Conference Room 203  
Muskegon, Michigan  
Tuesday, September 2, 2014

### **CALL TO ORDER**

The meeting was called to order by the Chairman, Tom Pastoor, at 5:35 p.m.

### **ROLL CALL**

Roll call was taken by Laura Hichue

Present: Tom Pastoor, Chris Carter, Emma Torresen, Addie Sanders-Randall, Rosalind Ford, Billie Quinn, Commissioner Johnson  
Absent: Kim Burr  
Staff Present: Oneata Bailey, Laura Hichue

### **APPROVAL OF MINUTES**

A motion was made by Chris Carter to approve the minutes. Mrs. Ford seconded the motion which carried unanimously.

### **OLD BUSINESS**

No Old Business was presented.

### **NEW BUSINESS**

The 2013 CAPER was reviewed. Oneata stated there was one more year remaining on the 5-Year Consolidated Plan.

Mr. Carter asked about the Youth Employment. Oneata stated that there was a new initiative being introduced with Oneata, Dwana Thompson, and Commissioner Eric Hood focusing on youth opportunities in the next year. One of the first items they are doing is meeting with any agency that offered youth opportunities in the previous year, including the YEP program and develop something to offer county-wide. The hope is to be able to offer any youth the opportunity to work no matter what the income situation.

Mr. Pastoor stated how the gardening program worked over the summer in McLaughlin Neighborhood.

He also stated that the Parks Department is understaffed and maybe there could be something that youth could be used for to help in that area.

Oneata stated there are so many smaller programs and would it be better to just have one large program.

Mr. Pastoor stated that supervision is the key to a successful program.

Oneata stated that the hope was to start the program in the fall of 2014 with the painting of fire hydrants in the Target Neighborhood using the YEP program.

Mrs. Ford asked if there was a possibility to have a training-type program.

Oneata stated she thought there was and it could be year round, as Michigan Works does theirs year round.

Mr. Carter said that the jobs should be available to all youth, no matter what the income level, so they could gain job experience.

Mr. Pastoor said it would be a good idea to incorporate an incentive to stay in school.

Further review of the CAPER continued.

Mr. Johnson asked what happened with the Façade Program money. Oneata stated any leftover money went to the Priority Program so no one had to be turned away.

Mr. Pastoor asked what the phrase “Non-conforming Collateral” meant.

Oneata explained that 5/3 bank told her that an example is having a unique property, such as 1500 Leahy, not everyone would want the house and is considered non-conforming to what they can put money against and they would not finance the buyer.

She further stated that she received word today that Lake Michigan Credit Union is sounding promising in getting the buyer financed for \$60,000 and the city would provide a subsidy for \$10,000.

Oneata stated that the Emery House downtown is another example of a “non-conforming” property.

Mr. Johnson asked Oneata to explain further about the subsidy program that would be included in the sale and what the criteria are.

Oneata stated there are a few things that determine whether to offer a subsidy; one is that if the city gives a subsidy less than \$15,000 there is a 5-year lien. That is the most preferable. The other item that is looked at is can the buyer afford it. HUD requires that any homes that are sold that have utilized HOME funds have to have a lien on it. HUD wants the income looked at more closely to see what's available to them monthly and would it make it more feasible to give a little more subsidy to afford the loan. The lien is forgiven after 5 years.

Oneata explained some of the issues with the Leahy property and the appraisal.

## **STAFF REPORTS**

Oneata stated that the city has received the CDBG money and projects are being set up. Also, the Homebuyer Assistance program is being rolled out in September for persons wishing to purchase a home in the City of Muskegon. The City Clerk is handling the public relations portion and the program will be presented to the realtors. Oneata stated that the program will be funded as properties are sold. Also, the lien is a straight 5 years, with no depreciation, and will be forgiven after 5 years if the property is not sold.

Oneata also reported that Nims Neighborhood received the first Neighborhood Grant of \$12,000 for their playground project.

Mr. Pastoor asked Mr. Carter if he would be present to chair the October meeting. Mr. Carter stated he would.

The meeting adjourned at 6:05 p.m.

The next meeting is scheduled for October 7, 2014.